1 Rockland Mew View Road, Rainhill, L35

Asking Price £1,125,000

STAPLETON DERBY

A rare opportunity to acquire one of Rainhill's finest contemporary homes, situated within one of the village's most prestigious locations. Built in 2023 to an exceptional standard, this award-winning residence received Quality Recognition Awards for its outstanding build quality and offers luxury living at its very best. Finished to an uncompromising specification throughout, the property combines stunning design, premium materials and smart home technology, all within easy reach of excellent local amenities, schools and transport links.

The accommodation begins with an impressive entrance hallway featuring a striking roof light, leading to a snug, contemporary cloakroom with wet room facilities and internal access to the double garage. Beyond, the home opens into a spectacular open-plan kitchen, dining and living space, enhanced by dramatic corner glazing providing seamless access to the beautifully landscaped gardens. A utility room and additional snug complete the ground floor. The first floor offers three generous double bedrooms, including one with en-suite facilities, alongside a luxurious family bathroom. Open landings, vaulted glazing and beautifully appointed bathrooms showcase the exceptional attention to detail throughout. Occupying the entire second floor is the magnificent principal suite, featuring a dressing room and stunning en-suite bathroom, creating a private retreat that truly oozes luxury. Externally, sandstone walls frame the front of the property, with extensive off-road parking, double garage access, lawns and side access. The rear gardens have been landscaped to an exceptional standard, with additional garden space to the side providing further outdoor enjoyment.

Benefitting from smart heating and CCTV systems, this outstanding freehold home offers a unique opportunity to purchase one of Rainhill's most impressive modern residences.

Freehold. EPC: TBC.

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Approximate total area(1)
245.1 m²
2641 ft²

Reduced headroom
2.7 m²
29 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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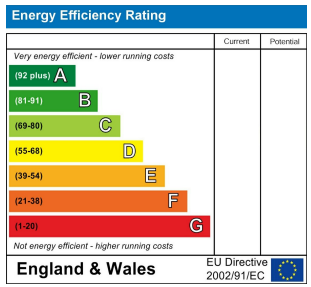

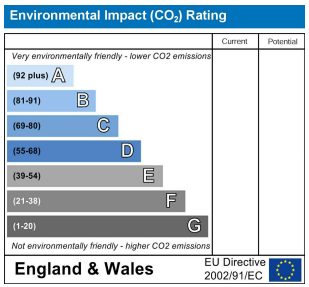

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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.